

2013

FISCAL YEAR IN REVIEW

CITY OF LAS VEGAS

ECONOMIC AND URBAN DEVELOPMENT PROJECTS





Front cover: DISCOVERY Museum photo by Ryan Reason



A NEW DOWNTOWN LAS VEGAS EMERGES...

Years of revitalization work in downtown Las Vegas is beginning to pay off. The downtown area – located a few miles north of the world-famous Las Vegas Strip – had become rundown and unattractive. Downtown is now turning around, with the urban core developing as a happening place to be and be seen.

Culture

Culture took a front seat in downtown Las Vegas in 2012-2013 with the openings of the \$453 million **Smith Center for the Performing Arts**, as well as the **DISCOVERY Children's Museum**, the **Neon Museum and Boneyard** and the educational and entertaining **Mob Museum**. **The Las Vegas Shakespeare Company** is staking its claim to fame downtown in an area known as the **Cultural Corridor**.

Elsewhere in the downtown area, **18b, The Las Vegas Arts District** is coming into its own, offering art studios and galleries, boutiques and vintage clothing shops that expand beyond the district's original 18 blocks (hence the name, 18b). The arts district, along with the **Fremont East Entertainment District**, serves as a backdrop for the ever-expanding **First Friday** festivals held downtown on a monthly basis.

Catalysts

The **Fremont East Entertainment District** is a fairly new development for downtown Las Vegas. Located adjacent to the popular **Fremont Street Experience**, this burgeoning social enclave offers an eclectic mixture of bars, clubs and restaurants. In 2007, the city of Las Vegas Redevelopment Agency and area property owners invested in a three-block renovation that included pedestrian-friendly street redesign, landscaping and retro-looking neon signs for Fremont East.



Photos by Ryan Reason



Photos by Ryan Reason

In 2012, another public-private initiative resulted in a new, 309,000-square-foot **Las Vegas City Hall**. This green-friendly building, along with the recently completed **Bonneville Transit Center**, was designed to serve as an anchor tenant for one million square feet of proposed, private Class A office and retail space.

Vacating the former, 40-year-old City Hall building in February of that year allowed **Zappos.com** to begin more than \$40 million dollars worth of renovations to a structure that will serve as the company's corporate headquarters beginning in fall 2013.

Zappos' sphere of influence has moved well beyond the relocation of 1,200+ employees to the former City Hall location. Zappos' former owner and current CEO, Tony Hsieh, is infusing \$350 million of his personal wealth into the revitalization of the urban area through an effort called the **Downtown Project**. This includes investing in real estate, small business startups and education, as well as the recruitment of new high-tech ventures.

Meanwhile, modern medical technology is being used to battle neurodegenerative diseases such as Alzheimer's at the **Cleveland Clinic Lou Ruvo Center for Brain Health**, which is located in Symphony Park™. Symphony Park™ is a 61-acre development being master planned by the city of Las Vegas. A former brownfield, this land previously served as a railroad switching yard for the Union Pacific Railroad. Both the aforementioned performing arts center and the brain center act as anchor tenants for this development.



continued...

Federal Government

The U.S. government continues its investment in downtown Las Vegas with the building of the **Federal Justice Tower** on Las Vegas Boulevard. The \$35 million, 11-story tower, with an expected completion date in late 2013, will house the executive offices of four federal agencies.

Preservation

While emphasizing the new, downtown Las Vegas is concentrating on the historical as well. **The Historic Fifth Street School**, located on Las Vegas Boulevard (formerly called Fifth Street), underwent a major renovation, opening in the fall of 2008 and housing local arts and architectural organizations. Its common areas are available for public and private rentals. While transforming the interior spaces and bringing them up to modern-day standards, the exterior of the 1930s Spanish mission-style building was meticulously preserved.

Also preserved are authentic, restored neon signs from the city's mid-20th century heydays, which can be found along various portions of Las Vegas Boulevard in



Photo by Susan Link

the downtown area, as well as at the previously mentioned Neon Museum and Boneyard.



Photo courtesy of The Plaza

Updated, Upgraded And Opened

A host of casino-hotels have updated and upgraded, presenting a modern twist to downtown while simultaneously honoring its vintage allure. Recently revitalized casino-hotels include **the El Cortez** (once co-owned by infamous "Bugsy" Siegel), **The D** (formerly Fitzgerald's), **the Plaza**, the **Golden Nugget** and the **Golden Gate**. The Golden Gate, established in 1906, is the oldest continuously operating hotel and casino in Las Vegas, having opened in 1906 as the Hotel Nevada. In addition, the \$100 million renovation of the **Downtown Grand**, formerly known as Lady Luck, is scheduled to be completed in late 2013.

As outlined in this publication, many new businesses/projects are being born in the downtown area. Stay tuned for additional ones that are currently in the planning stages.

Business Assistance

The city and the department of economic development have been very helpful to us and all the other downtown business owners. It's such a community here, and everyone asks you what you need. That kind of help launching a business is amazing and priceless.

— Meghan Mossler, owner, Stitch Factory





BY THE NUMBERS

FY 2013 DOWNTOWN PROJECTS COMPLETED

1,347 CONSTRUCTION WORKERS EMPLOYED *
1,480 PERMANENT JOBS CREATED
11.5 PERMANENT JOBS RETAINED
\$83.5 MILLION PROJECT VALUE/COST

FY2013 DOWNTOWN PROJECTS UNDER CONSTRUCTION

965 CONSTRUCTION WORKERS CURRENTLY EMPLOYED
2,214 PERMANENT JOBS TO BE CREATED
300 PERMANENT JOBS RETAINED
\$263 MILLION PROJECT VALUE/COST

PLANNED DOWNTOWN PROJECTS

2,550 CONSTRUCTION JOBS PROJECTED
2,417 PERMANENT JOBS PROJECTED
\$457 MILLION PROJECT VALUE/COST ESTIMATED

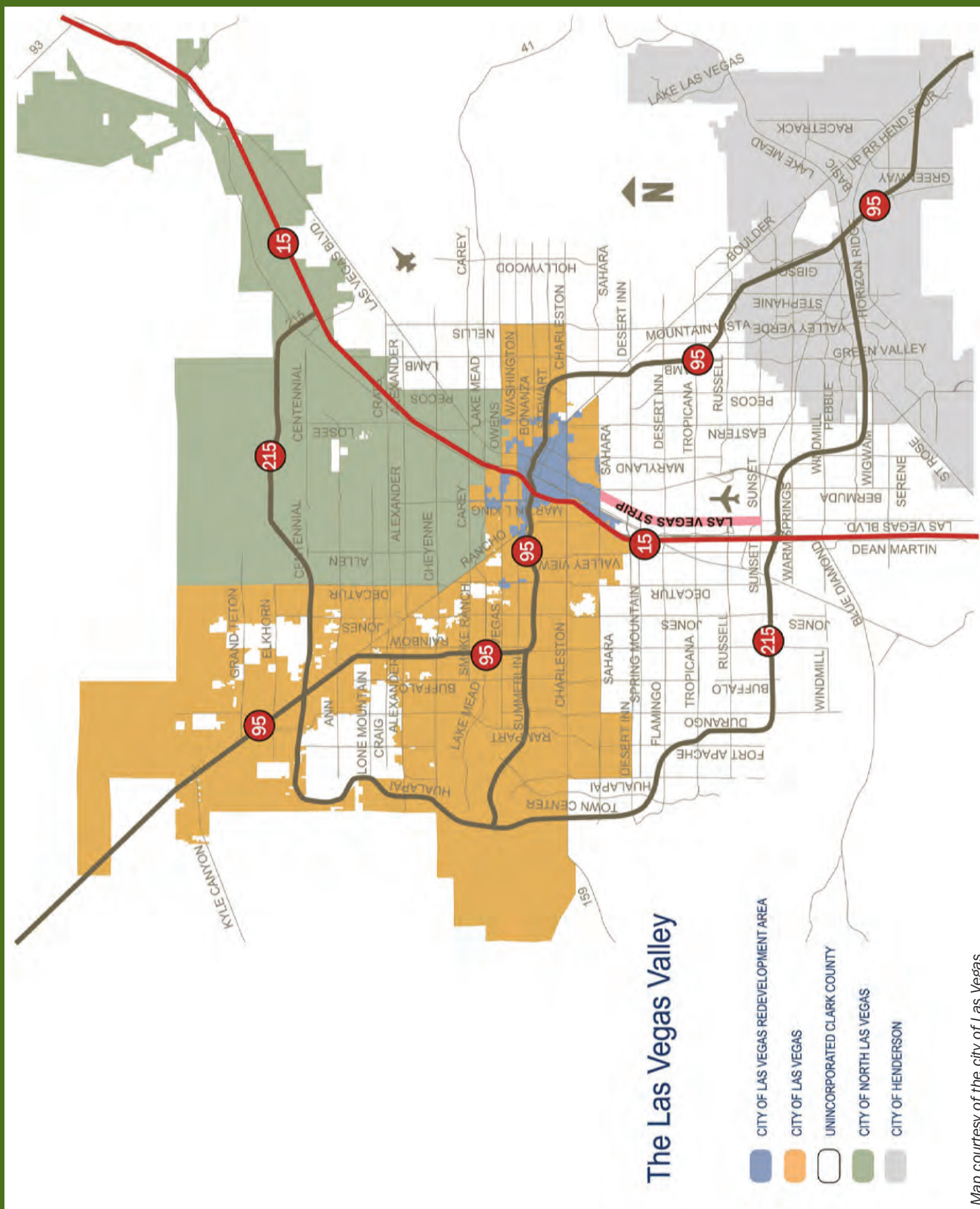
* Peak employment

Sources: Project developers

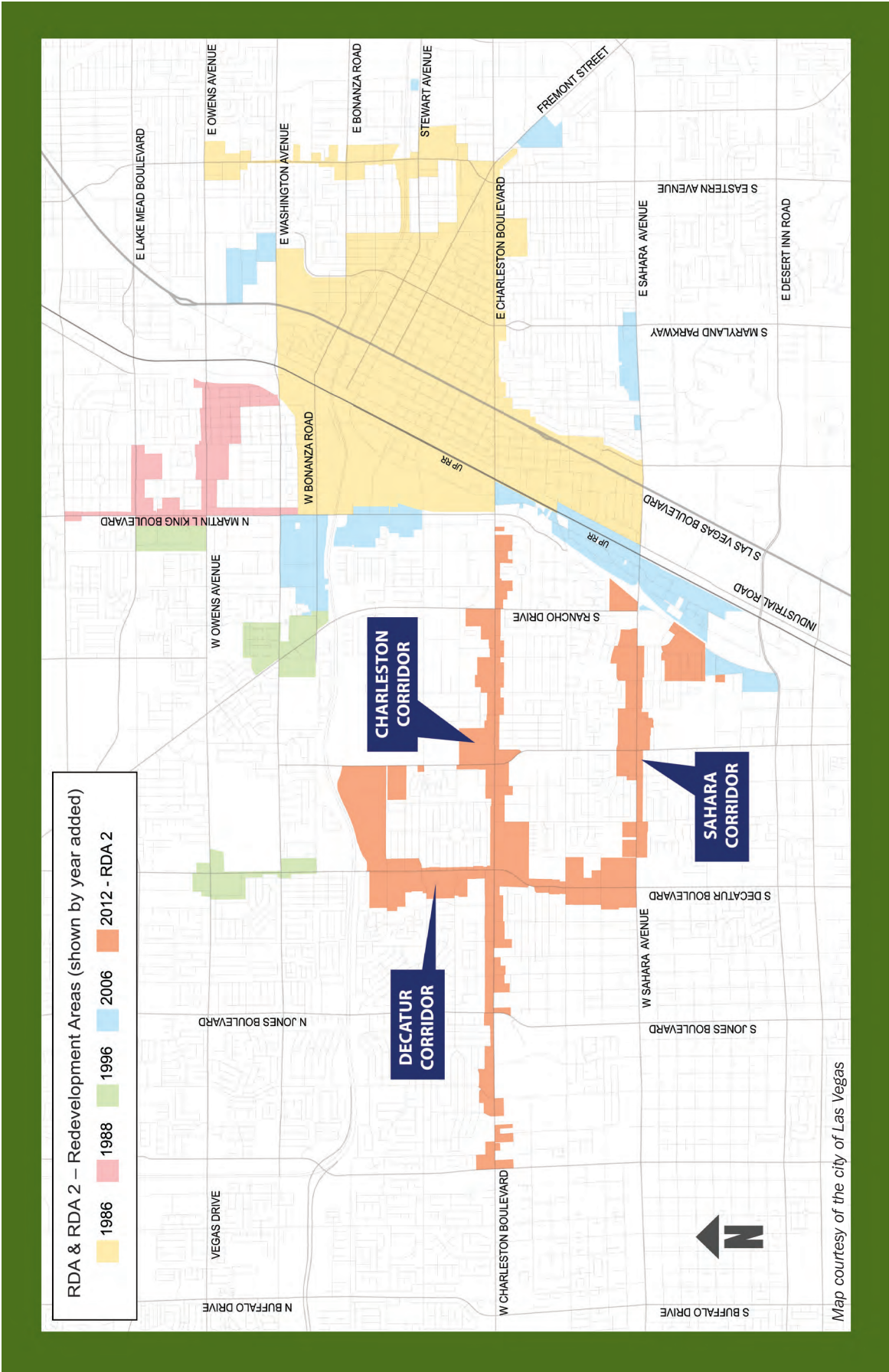
This report covers the period of July 1, 2012-June 30, 2013.

ABOUT THE CITY OF LAS VEGAS ECONOMIC AND URBAN DEVELOPMENT DEPARTMENT

The Economic and Urban Development Department creates, coordinates and encourages new development and redevelopment throughout the city of Las Vegas. It increases and diversifies the city's economy and creates jobs through business attraction, retention and expansion programs. The department also includes the city's parking division. The newly reorganized and consolidated parking division has begun work on modernizing parking meters, online customer service, downtown parking locator assistance and aiding developers with their parking-related plans.



The original Redevelopment Area includes downtown Las Vegas east of I-15, south of Washington Avenue, north of Sahara Avenue and west of Maryland Parkway. It also includes the Charleston Boulevard, Martin L. King Boulevard and Eastern Avenue corridors.



A new Redevelopment Area 2 (RDA 2) was adopted by the City Council in August 2012. This allows the city's Redevelopment Agency to provide qualified owners/operators in this area with certain business incentives, as is done in the original Redevelopment Area. The RDA 2 area covers: Sahara Avenue from I-15 to Decatur Boulevard, Charleston Boulevard from Rancho Drive to Rainbow Boulevard and Decatur Boulevard from Sahara Avenue to U.S. 95.



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ALDENE KLINE BARLOW SENIOR APARTMENTS

Address: 1327 H St.

Type: Senior rental apartments

Developer: Community Development Programs Center of Nevada

Size: 39 one- and two-bedroom units; three-story building

Status: Completed Feb. 1, 2013

Construction Jobs Generated: 72

Permanent Jobs Generated: 1.5

Total Project Cost: \$6.7 million

City of Las Vegas Investment: \$6.2 million

Website: gpmglv.com

Description: Rental apartments for area senior citizens. Each unit includes ceiling fans, ceramic tile and washer/dryer hookups. All utilities are included in the rent. Amenities include community, theater, computer and exercise rooms.



Photo by June Johns

ADVANCED HEALTH CARE



Rendering courtesy of The Boyer Company

Address: Tenaya Way, south of MountainView Hospital

Type: Skilled nursing facility

Developer: The Boyer Company

Size: 33,000 sq. ft.

Status: Began construction in March 2012. Anticipate opening early 2014.

Construction Jobs Generated: 50

Permanent Jobs Generated: 90

Total Project Cost: \$6 million

City of Las Vegas Investment: Sold them land and guided project through development process from purchase to permitting.

Website: ahcfacilities.com/lasvegas; boyercompany.com

Description: Operated by the Advanced Health Care Corporation, this skilled nursing facility will provide 24-hour nursing care, as well as inpatient and outpatient rehabilitation services. Advanced Health Care manages a similar facility in Clark County.

ART SQUARE



Photo by Jeremy Hostetter

Type: Creative, retail and professional office space
Address: 1025 and 1017 S. First St.
Developer: Brett Wesley Design Group
Size: 20,350 sq. ft. in two buildings
Status: Opened October 2012
Construction Jobs Generated: Unavailable
Permanent Jobs Generated: 14
Total Project Cost: \$855,000
City of Las Vegas Investment: \$50,000 Visual Improvement Program matching grant
Website: artsquarelv.com
Description: An opening celebration was held in the fall of 2012 for Art Square. The complex features 16 creative and professional spaces ranging in size

from 150 to 2,500 square feet in three remodeled buildings. It also includes an open lot between the buildings, which has been converted to an art and sculpture garden featuring works by local artists. Current tenants include: Art Square/Cockroach Theatre, Artifice bar/lounge, Downtown Contemporary, HypeFactor Films, Josephine Skaught Salon, Mingo Kitchen & Lounge, RTZvegas and Vexed by Design. Art Square was designed and built by Brett Wesley Design Group and is their third project to be completed in 18b, The Las Vegas Arts District.

ATOMIC LIQUORS RENOVATION

Address: 917 Fremont St.
Type: Bar and lounge
Developers: Lance Johns, Kent Johns, Derek Stonebarger
Size: 2,500 sq. ft.
Status: Opened June 20, 2013
Construction Jobs Generated: Unavailable
Permanent Jobs Generated: Unavailable
Total Project Cost: Unavailable
City of Las Vegas Investment: N/A
Website: atomiclasvegas.com

Description: New lessees/operators revived this bar and lounge, which had sat vacant since January of 2011. The new owners upgraded the bar and offer an outdoor seating area/beer garden. A 3,000-square-foot attached mechanic's garage will be converted into a venue for live concerts and special events. There are also plans to show movies in the parking lot behind the building. The name Atomic Liquors was adopted when the bar opened in the 1950s, a time when customers and Las Vegas residents could view the mushroom clouds from atomic bomb testing being conducted 65 miles northwest of the city.



Photo by June Johns

BANQUET HALL & EVENT FACILITY

Address: 1201 Las Vegas Blvd. South

Type: Catering and event facility

Developer: DeCar Enterprises LLC

Size: 12,000 sq. ft.

Status: Slated to open third quarter of 2013

Construction Jobs Generated: 5

Permanent Jobs Generated: 10

Total Project Cost: \$759,000

City of Las Vegas Investment: \$50,000 matching grant from Quick Start Program and \$45,000 Visual Improvement Program matching grant funds.

Website: vivalasvegasweddings.com

Description: Renovation of a former commercial building. This site will be converted into a banquet hall/reception/catering facility for events. This facility is being developed by the owner of the Viva Las Vegas Wedding Chapel, which is located next door.



BOWHEAD SYSTEMS MANAGEMENT



Photo courtesy of the city of Las Vegas

Address: 777 N. Rainbow Blvd.

Type: West Coast Regional Office

Developer: Division of UIC Technical Services, a wholly owned subsidiary of Ukpeaġvik Iñupiat Corporation of Barrow, Alaska

Size: 4,000 sq. ft.

Status: Opened July 15, 2013

Construction Jobs Generated: Unavailable

Permanent Jobs Generated: 16

Total Project Cost: Unavailable

City of Las Vegas Investment: N/A

Website: bowheadsupport.com

Descriptions: Handles system management and federal contracting. Working with unmanned aerial vehicles (UAVs), this new office will serve as a key location for supporting the company's operations in the western U.S.

CAFÉLATTE



Photo by June Johns

Address: Molasky Corporate Center
100 City Parkway, Ste. 140
Type: Coffee shop serving sandwiches, salads and more
Developer: Luigi Bomparola
Size: 600 sq. ft.
Status: Opened Oct. 1, 2012
Construction Jobs Generated: 5
Permanent Jobs Generated: 2
Total Project Cost: \$54,000
City of Las Vegas Investment: N/A
Website: cafelattelasvegas.com
Description: Café serving a variety of coffees, salads, sandwiches, pastries and chocolates.

(THE) CENTER

Address: 401 S. Maryland Parkway
Type: LGBT nonprofit community center
Developer: The Center
Size: 16,000+ sq. ft.
Status: Opened spring 2013
Construction Jobs Generated: 29
Permanent Jobs Generated: 11.5 (retained)
Total Project Cost: \$3,551,702
City of Las Vegas Investment: \$50,000 in matching Visual Improvement Program grant money, as well as \$45,000 in Quick Start Program assistance.
Website: thecenterlv.com
Description: A LGBT community center with an adjoining café and garden. The Center occupies a building that formerly housed a home improvement store, which sat vacant for a number of years.



Photo courtesy of The Center

CLEVELAND CLINIC – FUTURE PHASE

Address: Symphony Park™
(parcels A2, B, J and K)

Type: Medical facilities

Developer: Cleveland Clinic Foundation

Size: 800,000 sq. ft.

Status: Planned. Est. construction start: late 2016/start of 2017

Construction Jobs Generated: 2,101
(projected)

Permanent Jobs Generated: 1,525
(projected)

Total Project Cost: \$395 million

City of Las Vegas Investment: \$12.4 million
in land and \$2.4 million in soil remediation

Website: clevelandclinic.org

Description: Having recently established operations in Las Vegas with the Cleveland Clinic Lou Ruvo Center for Brain Health in Symphony Park™, Cleveland Clinic is currently interested in constructing nearby medical care and/or research facilities and other nonprofit-related uses.



Rendering courtesy the Cleveland Clinic

COMMONWEALTH



Photo courtesy Commonwealth

Address: 525 Fremont St.

Type: Pub

Developer: 6th and Free, LLC

Size: 6,000 sq. ft., two stories

Status: Opened November 2012

Construction Jobs Generated: 10

Permanent Jobs Generated: 8.5

Total Project Cost: \$1.23 million

City of Las Vegas Investment: \$25,000
Visual Improvement Program grant. City also waived \$20,000 tavern-limited license fee, since it is located in the city's designated entertainment district.

Website: commonwealthlv.com

Description: Décor features a mixture of English country home, distressed Boston pub

and urban rooftop garden. The Las Vegas Redevelopment Agency assisted Commonwealth owners with matching grant money through its Visual Improvement Program. This money was used for interior and exterior improvements to the property, including signage.

CONTAINER PARK (SEE ALSO DOWNTOWN PROJECT)



Rendering courtesy of Zappos

Address: Intersection of Fremont and Seventh Streets

Type: Retail and entertainment

Developer: Downtown Project

Size: 11,000 sq. ft. of retail; 3,200 sq. ft. for food and beverages, office space and more

Status: First phase anticipated to open later in 2013

Construction Jobs Generated: Unavailable

Permanent Jobs Generated: 110 (projected)

Total Project Cost: Undisclosed

City of Las Vegas Investment: N/A

Website: downtownproject.com/shipping-containers

Description: Container Park is considered a major element of the Downtown Project, a

\$350 million urban renewal program backed by Zappos CEO Tony Hsieh. Containers will house small businesses such as cafes, boutiques, bars, galleries and more in downtown Las Vegas. Rectangular structures will be custom-designed for food and beverage vendors; retailers will occupy smaller prefabricated cubes.

DENNY'S (FLAGSHIP RESTAURANT)

Address: 450 Fremont St., Ste. 195

Type: Restaurant

Developer: Denny's

Size: 6,400 sq. ft.

Status: Opened in November 2012

Construction Jobs Generated: 46

Permanent Jobs Generated: 77

Total Project Cost: \$5.2 million

City of Las Vegas Investment: \$50,000 in matching Visual Improvement Program grant money

Website: dennys.com

Description: The newly opened Denny's restaurant at Neonopolis in downtown includes a full-service bar, patio seating and a wedding chapel. It is one of the largest restaurants in the company's chain.



Photo by June Johns

DISCOVERY CHILDREN'S MUSEUM

Address: 360 Promenade Place

Type: Museum

Developer: The Smith Center for the Performing Arts

Size: 58,000 sq. ft., three stories

Status: Opened March 2013

Construction Jobs Generated: N/A
(extension of The Smith Center project)

Permanent Jobs Generated: N/A
(relocation of existing entity)

Total Project Cost: \$56 million

City of Las Vegas Investment: Land contribution

Website: ldcm.org

Description: A new home was recently completed for the downtown children's museum. Situated in Symphony Park™ next to The Smith Center for the Performing Arts, the Donald W. Reynolds Discovery Center is the home for this children's museum. The museum blends culture, arts and education for southern Nevada children and families through interactive, hands-on exhibits and programs.



Photo by Ryan Reason

D LAS VEGAS CASINO HOTEL (FORMERLY FITZGERALD'S CASINO)



Photo courtesy of The D

Address: 301 Fremont St.

Type: Casino and hotel

Developer: Desert Rock Enterprises

Size: 620,000 sq. ft., 638 hotel suites

Status: Reopened fall 2012

Construction Jobs Generated: 150

Permanent Jobs Generated: 100

Total Project Cost: \$15 million

City of Las Vegas Investment: N/A

Website: thed.com

Description: This property underwent a major renovation/remodel and opened under the new name of D Las Vegas Casino Hotel in the fall of 2012. The revitalized facility features two gaming floors, two new bars and 638 remodeled hotel suites. The first floor appeals to modern tastes, while the second floor pays homage to vintage Las Vegas.

DOLLAR GENERAL



Photo by June Johns

Address: Intersection Martin L. King and Lake Mead Boulevards, Enterprise Park, West Las Vegas

Type: Grocery store

Developer: Laurich Properties, Inc.

Size: 21,000 sq. ft.

Status: Opened early 2013

Construction Jobs Generated: 250

Permanent Jobs Generated: 40

Total Project Cost: \$4 million

City of Las Vegas Investment: Provided Fast Track services

Website: dollargeneral.com

Description: Full-service grocery mart. This is the first grocery store that this national discount retailer has built from the ground up.

DOWNTOWN GRAND HOTEL & CASINO (FORMERLY LADY LUCK)

Address: 206 N. Third St.

Type: Hotel and casino

Developer: CIM Group is owner; Fifth Street Gaming is gaming licensee and will oversee development and management of property.

Size: 300,000 sq. ft., 650 hotel rooms

Status: Scheduled to reopen in 2013

Construction Jobs Generated: 300

Permanent Jobs Generated: 800

Total Project Cost: \$100 million

Website: Under construction

City of Las Vegas Investment: \$3 million in Stewart Avenue streetscape improvements. Also provided long-term lease of city-owned garage for hotel/casino parking

Description: Closed since 2006, the former Lady Luck complex will reopen in late 2013 as the Downtown Grand Hotel & Casino. The revitalized, 300,000-square-foot complex will include 650 rooms in two towers, over 15,000 square feet of new meeting space, a 35,000-square-foot rooftop pool area and dining venues. Developers also promise gaming al fresco on nearby Third Street. Total renovation costs will exceed \$100 million. Downtown Grand and the Mob Museum will anchor Downtown3rd, a five-block metropolitan center under development that will eventually include 18 restaurants and bars and provide outdoor space for events and gatherings.



Rendering courtesy of CIM Group

DOWNTOWN PROJECT

Address: 515 Fremont St.

Type: Downtown Las Vegas development operation

Developer: Downtown Project

Size: Multiple developments, various sizes

Status: Varies

Construction Jobs Generated: Unavailable

Permanent Jobs Generated: Unavailable

Total Project Cost: \$350 million

Website: downtownproject.com

City of Las Vegas Investment: N/A

Description: The Downtown Project has allocated \$350 million to aid in the revitalization of downtown Las Vegas. This involves investing \$200 million in real estate, \$50 million in small businesses, \$50 million in education and \$50 million in technology startups through the VegasTechFund. More than 30 businesses/projects have been assisted including: Container Park and the

Stitch Factory (see separate entries for these two in this publication). Companies assisted by the Downtown Project include: Big Ern's BBQ, Bluefields, Catalystcreativ, coterie, Digital Royalty, Eat, Fandevor, Fremont East Studios, General Assembly, iDoneThis, Launchbit, Launchkey, Local Motion, Local Motors, Luxr, Not Safe For Work Corp, OrderMapper, original, Qualifyr, RecordSetter, Rolltech, Rumgr, Silver State Production Services, Skillshare, Stitch Factory, teamly, TECH Cocktail, The Spirit Project, Ticket Cake, Venture for America, Wild Fang, Wedgies, Work In Progress and zirtual.



Photo by June Johns



Photo by Eric Jamison @ Studio J. Inc.

Business Support

The city is so supportive of new businesses. Things are popping up constantly.

— Pamela Dylag, co-owner, Velveteen Rabbit

D STREET ENHANCEMENTS



Renderings courtesy of the city of Las Vegas



Address: D Street from Washington Avenue to Owens Avenue

Type: Infrastructure and transportation improvements

Developer: City of Las Vegas

Size: Approximately ½ mile

Status: Projected to be completed in November 2013

Construction Jobs Generated: N/A

Permanent Jobs Generated: N/A

Total Project Cost: \$2.2 million

City of Las Vegas Investment:

Project is funded by a combination of Redevelopment Agency, city, state and federal funds

Website: lasvegasnevada.gov

Description: The project will include roadway and sidewalk improvements to create a pedestrian-friendly corridor. This will include removal and replacement of roadway, curbs and gutters, sidewalks,

handicap ramps and street lights. There will be upgrades to the landscaping and new trees will be added. Work will also entail signing and marking the roadway, including the placement of a median monument reading "Welcome to Historical West Las Vegas – D Street."

FEDERAL JUSTICE TOWER

Address: 501 Las Vegas Blvd. South

Type: Government office building

Developer: SDA, Inc.

Size: 158,000 sq. ft.

Status: Estimated completion date is late 2013/early 2014

Construction Jobs Generated: 300

Permanent Jobs Generated: 300 (mostly retained)

Total Project Cost: \$35 million

City of Las Vegas Investment: Facilitated sale of Redevelopment Agency land, at appraised value, to developer

Website: N/A

Description: Construction began in mid-2012 on an 11-story, Class A office building that will house the executive offices of the Department of Homeland Security U.S. Immigration and the U.S. Attorney's Office for the District of Nevada, among others. Emphasis was put on energy-efficient designs; this 158,000-square-foot building is expected to receive a LEED Silver rating as established by the U.S. Green Buildings Council.



Photo by June Johns

FREMONT COUNTRY CLUB & BACKSTAGE BAR AND BILLIARDS

Address: 601 Fremont St.

Type: Entertainment venue

Developer: 601 Fremont Street, LLC

Size: 14,000 sq. ft. on ground floor

Status: Billiards opened December 2012.

Country Club opened early 2013

Construction Jobs Generated: 27

Permanent Jobs Generated: 38

Total Project Cost: \$3 million

City of Las Vegas Investment: Five-year rent abatement. \$50,000 in matching Visual Improvement Program grant money

Website: fremontcountryclublasvegas.com, backstagebarandbilliards.com

Description: Having previously held a Sears store and a city work card processing center – and then sitting vacant for a number of years – the brick building at the southeast corner of Fremont and Sixth streets was

given a new lease on life. The 14,000-square-foot ground floor holds a 10,000-square-foot music venue called Fremont County Club and a 4,000-square-foot upscale sports bar and pool hall area dubbed Backstage Bar and Billiards. Future developments are planned for the second and third floors.



Photo courtesy of BBB

HUNTRIDGE REUSE



Type: Retail

Address: 1200 E. Charleston Blvd.

Developer: King Georgia, LLC

Size: Unavailable

Status: Anticipated to start renovation in 2013

Construction Jobs Generated: 2

Permanent Jobs Generated: 17.5

Total Project Cost: \$38,000

City of Las Vegas Investment: \$19,000 in matching Visual Improvement Program grant money

Website: N/A

Description: Formerly the Huntridge Theatre, which sat vacant for a number of years, this building has been repurposed and will serve as a commercial furniture retail center. In addition, there is currently an effort underway by a number of interested parties to purchase and renovate the Huntridge Theatre.

ICE HOUSE LOUNGE BUILDING REUSE

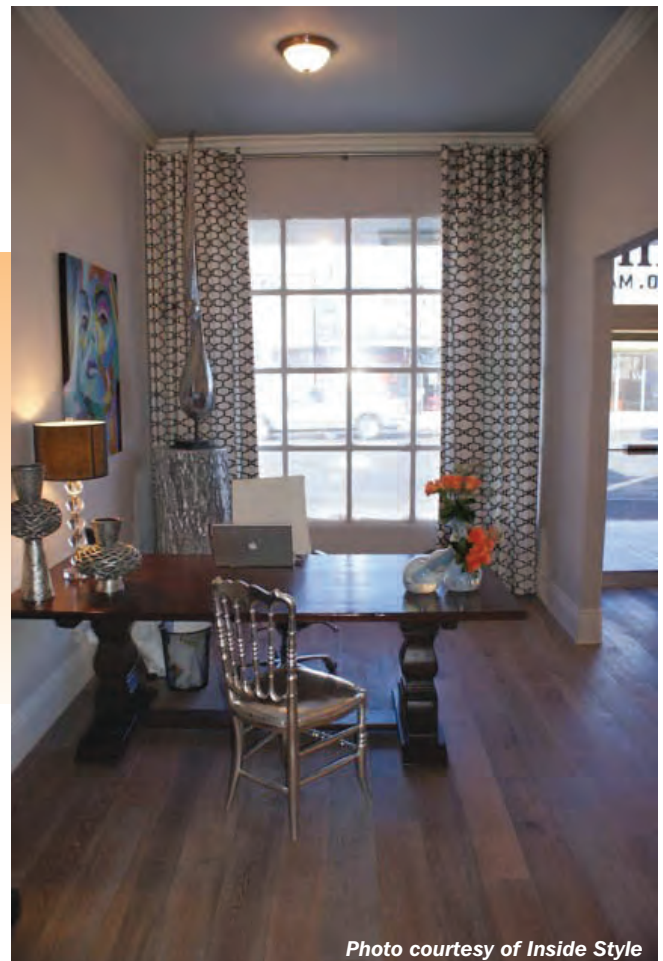


Type: Business offices
Address: 650 S. Main St.
Developer: FC Ice House LLC
Size: 9,000 sq. ft., two levels
Status: Completed in 2013
Construction Jobs Generated: 4
Permanent Jobs Generated: 15
Total Project Cost: \$480,108
City of Las Vegas Investment: \$50,000 in matching Visual Improvement Program grant money
Website: N/A
Description: Fine Properties real estate staff moved into the building in late July 2012. Approximately 5,000 square feet have been converted to office space. The building previously housed the Ice House Lounge from 2004 to 2009. The current owners have repurposed and upgraded the building.

High Demand Downtown

Downtown is becoming very much in demand... there's a limited supply. Run fast, don't walk.

— Marc Abelman, CRO and co-owner, Inside Style



KRAVE MASSIVE

Address: 450 Fremont St.; Neonopolis; Third Floor

Type: Nightclub and lounge

Developer: Phantom Entertainment, LLC

Size: 80,000 sq. ft.

Status: Opened June 15, 2013

Construction Jobs Generated: 13

Permanent Jobs Generated: 125

Total Project Cost: \$1.5 million

City of Las Vegas Investment: \$50,000 in matching Quick Start Program assistance

Website: kravemassive.com

Description: The world's largest gay nightclub, aptly named Krave Massive, opened in downtown Las Vegas in the summer of 2013. It occupies space that formerly housed the 14-screen, Galaxy 11-multiplex theatres on the third floor of Neonopolis. Plans include adding a 20,000-square-foot pool to this third-floor location. The straight-friendly club will be located one floor above the country's first drag queen bowling alley and bar, Drink & Drag, which was also developed by Krave owner Kelly Murphy.



Photo courtesy of the city of Las Vegas

LA COMIDA



Photo by Nancy Higgins

Address: 106 Sixth St.

Type: Mexican restaurant

Developer: Project M, LLC

Size: 3,000 sq. ft.

Status: Opened April 25, 2013

Construction Jobs Generated: 18

Permanent Jobs Generated: 32.5

Total Project Cost: \$2 million

City of Las Vegas Investment: Provided \$50,000 in Quick Start Program matching funds assistance and \$45,000 in Visual Improvement Program matching grant money

Website: None available at press time.

Description: Michael and Jenna Morton, creators of other Las Vegas venues including N9NE Steakhouse and Nove Italiano, have teamed up with the privately owned investment company, Tamares Properties, to

create this new gourmet Mexican eatery in downtown. The restaurant seats 95 indoors and 24 on its patio.

LAIDBACK LUX



Photo by June Johns

Address: 1038 S. Main St.
Type: Interior design "matchmakers"
Developer: Elaine Odeh & Emily Westra
Size: 16,000 sq. ft.
Status: Opened December 2012
Construction Jobs Generated: N/A
Permanent Jobs Generated: 2
Total Project Cost: \$10,000
City of Las Vegas Investment: N/A
Website: laidbacklux.com
Description: Matches interior designers with customers and oversees/manages these projects. Also a retail store featuring décor accessories.

LAS VEGAS PREMIUM OUTLETS – NORTH EXPANSION

Address: 875 S. Grand Central Parkway
Type: Open-air mall featuring outlet stores
Developer: Simon Property Group
Size: 539,000 sq. ft. (currently)
Status: 150,000 sq. ft. expansion completion anticipated in 2015
Construction Jobs Generated: 300-400 (projected)
Permanent Jobs Generated: 800-1,000 (projected)
Total Project Cost: Not disclosed
City of Las Vegas Investment: N/A
Website: premiumoutlets.com/lasvegas
Description: Owner Simon Property Group is planning to expand their highly successful mall outlet operation in downtown for a second time. The center currently encompasses 539,000 square feet, having undergone one expansion in 2008. The newest expansion will add an extra 150,000 square feet with approximately 35 new stores, which will include Saks Fifth Avenue OFF 5th. A 2015 opening is planned.



Photo by Ryan Reason

LAS VEGAS SHAKESPEARE COMPANY AT REED WHIPPLE

Address: 821 Las Vegas Blvd. North

Type: Theatre company

Developer: Las Vegas Shakespeare Company

Size: 32,510 sq. ft.

Status: Company in building since 2011. Currently conducting \$45 million capital fund drive

Construction Jobs Generated: TBD

Permanent Jobs Generated: 7 (200 temporary part-time positions during shows)

Total Project Cost: \$45 million

City of Las Vegas Investment: Provided 10-year lease at \$10 per year, with option to purchase. (Company responsible for operational and maintenance costs.)

Website: lvshakespeare.org

Description: The Las Vegas Shakespeare Company is currently sponsoring a capital fund drive for a \$45 million renovation of the Reed Whipple Cultural Center. The building is located in an area called the Cultural Corridor in downtown Las Vegas. Expansion/revitalization plans for the 50-year-old structure include a 499-seat theatre, a bar and lounge, a communal terrace and gardens and the return of the popular Rosemary's Café.



Rendering courtesy of the Shakespeare Company



Photo by June Johns

Public And Private Sectors Working Together

For a while, downtown was one of the only places in the valley you would see cranes when you drove around. It was nice that city government stepped up and the private sector married with the public sector to create amazing projects that filled the gap. That was very important for us.

— Sam Cherry, CEO, Cherry Development



Photo by June Johns

Address: 931 W. Owens Ave., Ste.155,
West Las Vegas

Type: Laundromat

Developer: Nucleus Investments

Size: 4,500 sq. ft.

Status: Opened in February 2012

Construction Jobs Generated: 22

Permanent Jobs Generated: 8

Total Project Cost: \$433,000

City of Las Vegas Investment: N/A

Website: N/A

Description: Self-service laundromat
open 24/7.

Booming Business

Our business is booming amid the foot traffic on Fremont Street, and we've started to see how tourists are falling in love with downtown as they discover it. In the past year, we're increasingly hearing things like, 'Wow, next time we'll stay downtown instead of on the Strip,' or 'We've visited downtown many times, but this is the first year we've actually stayed in a downtown hotel.' They like that there is more to do within a smaller walking radius.

— Johnny Jimenez, owner,
Toy Shack of Las Vegas



Photo by Nancy Higgins

LEGAL AID CENTER OF SOUTHERN NEVADA

Type: Nonprofit

Address: 725 E. Charleston Blvd.

Developer: Legal Aid Center of Southern Nevada

Size: 35,000 sq. ft.

Status: Moved into new offices in March 2013

Construction Jobs Generated: 250

Permanent Jobs Generated: 130

Total Project Cost: \$13 million

City of Las Vegas Investment: N/A

Website: lacs.nv.org

Description: This organization's new, larger facility houses the nonprofit's programs, attorneys and support staff in one centralized location. The Legal Aid Center's Pro Bono Project matches volunteer attorneys with low-income clients, especially children, in need of their services. The Legal Aid Center of Southern Nevada is a private, nonprofit 501(c)(3) organization.



Photo courtesy of the city of Las Vegas

McKNIGHT SENIOR VILLAGE REHABILITATION



Photo courtesy of city's Neighborhood Development Division

Address: 651 McKnight St.

Type: Senior housing facility

Developer: Silver State Housing

Size: 110 units

Status: Anticipated to be completed in 2014

Construction Jobs Generated: 5

Permanent Jobs Generated: N/A

Total Project Cost: \$1.2 million

City of Las Vegas Investment: \$1.2 million

Website: GGI1.homestead.com

Description: Built in 1997, this facility offers 100 one-bedroom units for senior living. Units include kitchens with dishwashers, as well as security and emergency call systems. The community building provides a game room with planned activities, a large kitchen for group holiday events and a laundry facility. Rehabilitation work includes supplying new appliances, flooring, cabinetry and interior and exterior painting.

MINGO KITCHEN & LOUNGE

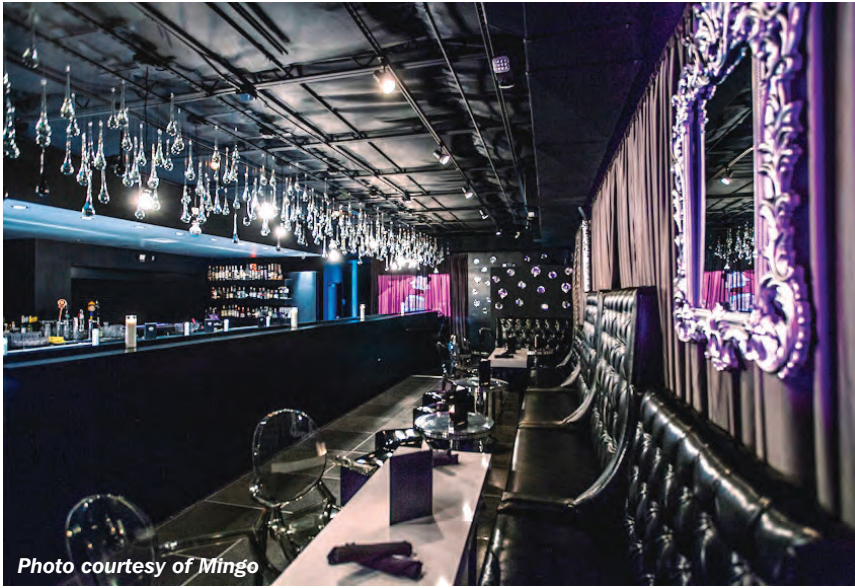


Photo courtesy of Mingo

Address: 1017 First St. in Art Square

Type: Restaurant and bar

Developer: Downtown Hipster, LLC

Size: 1,800 sq. ft.

Status: Opened May 2013

Construction Jobs Generated: 3

Permanent Jobs Generated: 15.5

Total Project Cost: \$290,000

City of Las Vegas Investment: \$29,639 in matching Quick Start Program money and \$12,430 in matching Visual Improvement Program grant funds

Website: eatmixmingo.com

Description: Latin-infused restaurant serving trendy, casual American tapas-inspired small plates (bite-size servings good for sharing) and cocktails. It is situated inside Art Square. The developer of Mingo is also a partner of the Mundo restaurant, which opened inside the World Market Center Las Vegas a few years ago.

MTO CAFE

Address: 500 S. Main St.
(City Hall Parking Garage)

Type: Restaurant

Developer: Eat Here LV, LLC

Size: 2,067 sq. ft.

Status: Planning opening for end of 2013

Construction Jobs Generated: Unavailable

Permanent Jobs Generated: Unavailable

Total Project Cost: Unavailable

City of Las Vegas Investment: N/A

Website: None available at press time

Description: MTO stands for made to order, which is a fast-casual restaurant serving breakfast and lunch in a mid-20th century setting. It will be located on the ground level of the city of Las Vegas parking garage, adjacent to the parking services office. The restaurant is promoted as offering "organic, locally sourced American comfort classics," with items freshly prepared for dining in, take away or delivery to nearby offices. This restaurant is owned by a privately held company based in Las Vegas. The company also develops restaurants, nightclubs, ultra-lounges and bars in other locations, such as Los Angeles, San Diego, Arizona, New York and Washington D.C.



NEON MUSEUM PARK

Address: 770 Las Vegas Blvd. North

Type: Museum

Developer: Neon Museum

Size: Almost two acres

Status: Opened in late October 2012

Construction Jobs Generated: 46

Permanent Jobs Generated: 4

Total Project Cost: \$1.9 million (Funded via Bureau of Land Management Southern Nevada Public Lands Management Act)

City of Las Vegas Investment: N/A

Website: neonmuseum.org

Description: This park features rescued architectural landmarks from some of the city's most celebrated properties, dating from the 1930s to the present day. The final portion of this unique park – the Neon Museum Visitor's Center – was completed in the fall of 2012.

The historic, distinctive-looking La Concha Motel lobby, which once sat on the Las Vegas Strip, serves as the visitor's center and entrance to the "Neon Boneyard" and park. The two-acre facility includes more than 150 vintage neon signs, as well as a public park. The opening for the final portion of the museum park was celebrated with a series of special events in late October 2012.



Photo by June Johns

NEON ROADWAY SIGNS



Photo courtesy the city of Las Vegas

Address: Las Vegas Boulevard from Bonanza Road to north of Washington Avenue

Type: Authentic vintage neon signs sitting on landscaped medians

Developer: City of Las Vegas, National Scenic Byway Division of the Federal Highway Administration and Neon Museum

Size: N/A

Status: Several installed since 2010

Construction Jobs Generated: N/A

Permanent Jobs Generated: N/A

Total Project Cost: \$1.1 million

City of Las Vegas Investment:

Development, installation and landscaping

Website: neonmuseum.org

Description: At least a dozen lighted, vintage neon signs on loan from the Neon Museum will dot Las Vegas Boulevard from Washington Avenue to just north of the Las Vegas Strip near Sahara Avenue. These signs, along with landscaped medians, are being erected as part of the federal Scenic Byways Program. Neon signs from actual casinos, hotels, motels and other businesses that operated in Las Vegas from the 1940s through the 1960s are on display. The Horseshoe, Bow and Arrow Motel and Silver Slipper signs were installed in 2009 from Washington Avenue to Bonanza Road. The Lucky Cuss Motel, Normandie Motel and Society Cleaners signs were erected in 2012 between I-515 and Ogden Avenue. Additional signs, as well as a large neon gateway piece at Sahara Avenue and Las Vegas Boulevard announcing the beginning of downtown and this Scenic Byways drive, will be installed as funding becomes available.

Downtown Progress

Historically, downtown Las Vegas has not been a top destination for many locals, but in recent years... that trend is reversing itself. Given all the recent openings and progress, there's much to explore and experience downtown.

— Rich Worthington, president and CEO,
The Molasky Group of Companies &
president, Downtown Las Vegas Alliance

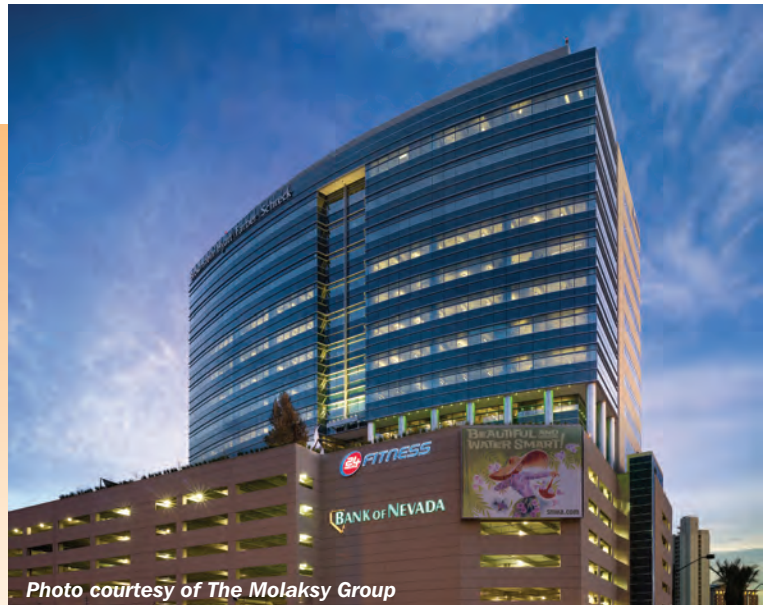


Photo courtesy of The Molasky Group

OFFICE AND PROFESSIONAL COMPLEXES



Renderings
courtesy of
H. Stephen Jackson
Architecture



Address: 813 E. Ogden Ave., 509 S. Seventh St.,
1111 and 1115 S. Casino Center Blvd.

Type: Office complexes

Developer: ProView LLC

Size(s): Varied

Status: Under construction. Completion dates will vary.

Construction Jobs Generated: 8

Permanent Jobs Generated: 77 (all developments combined)

Total Project Cost: \$939,586 (total amount of improving all
buildings)

City of Las Vegas Investment: \$190,000 in
matching Visual Improvement Program grant
money for all properties.

Website: N/A

Description: All of these buildings are being
converted into office/professional complexes
featuring numerous upgrades and extensive
remodeling. A total of \$190,000 in matching
grant funds was contributed by the city for
upgrades to these commercial buildings.

OPEN AIR PRINTERS

Address: 1039 S. Main St., #150

Type: Printing studio

Developer: Suzanne Hackett-Morgan & Charles Morgan

Size: 2,600 sq. ft.

Status: Opened 2012

Construction Jobs Generated: 1

Permanent Jobs Generated: N/A

Total Project Cost: Unavailable

City of Las Vegas Investment: N/A

Website: goldwellmuseum.org

Description: Nonprofit printing studio with three presses available for artists or production companies seeking limited-edition prints. Offers experienced printers 24/7 access to equipment, supplies and space for an annual fee. Classes, workshops and scheduled studio time for students and artists are also available. Offshoot of the successful Rhyolite-based Goldwell Open Air Museum.



Photo by June Johns

PARK ON FREMONT



Photo by June Johns

Address: 506 Fremont St.

Type: Gastropub

Developer: Park on Fremont, LLC

Size: 1,600 sq. ft. interior

Status: Opened March 2013

Construction Jobs Generated: 8

Permanent Jobs Generated: 12

Total Project Cost: \$895,000

Website: parkonfremont.com

City of Las Vegas Investment: \$19,500 in matching Visual Improvement Program grant money, as well as \$50,000 in matching Quick Start Program assistance

Description: A beer garden, bar and restaurant situated on the northeast corner of Las Vegas Boulevard and Fremont Street, replacing the Maharaja Hookah Café. Quick and take-away dining is offered outside. Patrons can dine amid leather and dark woods in the interior or on the landscaped patio.

PATINA



Address: 1211 S. Main St.
Type: Retail store featuring high-end vintage designs
Developer: Kate Aldrich & Tim Shaffer
Size: 2,500 sq. ft.
Status: Opened in April 2012
Construction Jobs Generated: N/A
Permanent Jobs Generated: 2
Total Project Cost: \$50,000
City of Las Vegas Investment: N/A
Website: patinadecorlv.com
Description: Retailer antiques and vintage décor with an emphasis on mid-20th century furnishings. Also sells art, clothing and a large selection of vintage barware.

Photo by June Johns

PUBLICUS

Address: 1126 Fremont St.
Type: Restaurant
Developer: PublicUS, LLC
Size: 3,800 sq. ft.
Status: Anticipate opening in fall 2013
Construction Jobs Generated: 2
Permanent Jobs Generated: 15
Total Project Cost: \$279,682
City of Las Vegas Investment: Supplied \$29,975 in matching funds through the Quick Start Program and \$50,000 in matching funds through the city's Visual Improvement Program
Website: None available at press time
Description: This restaurant promotes a "fresh American" menu of produce and meats. It will also offer bottled craft beers. Extensive interior and exterior renovations are being made in order to convert this former Philly Steak Express space into a restaurant.



Rendering courtesy of PublicUS

RACHEL'S KITCHEN

Address: 150 Las Vegas Blvd. North,
Ste. 160 at The Ogden

Type: Restaurant

Developer: K&C Ventures, LLC

Size: 2,500 sq. ft.

Status: Opened March 2013

Construction Jobs Generated: Unavailable

Permanent Jobs Generated: 15

Total Project Cost: \$580,000

City of Las Vegas Investment: N/A

Website: rachelskitchen.com

Description: Billed as serving "wholesome food," this restaurant offers an assortment of salads, sandwiches, pasta, burgers, wraps, smoothies, fresh squeezed juices and more. Breakfast menu items are also served all day. The Ogden location will also serve beer, wine and champagne. This location is owned and managed by a franchisee and was the third Rachel's Kitchen to open in the Las Vegas Valley area, which now has a total of five.



Photo courtesy of the city of Las Vegas

RADIO CITY PIZZERIA



Photo by June Johns

Address: 508 Fremont St.

Type: Pizzeria serving alcohol

Developer: Barolo's NV, LLC

Size: 2,800 sq. ft.

Status: Opened March 1, 2013

Construction Jobs Generated: 5

Permanent Jobs Generated: 33

Total Project Cost: \$900,000

City of Las Vegas Investment: Supplied \$50,000 in matching funds as part of Quick Start Program and \$18,942 in matching funds through the Visual Improvement Program

Website: radiocitypizza.com

Description: Offers menu items made from scratch, including fresh pizza dough, cannoli and garlic parmesan potato chips. The Fremont East establishment offers both indoor and outdoor seating, along with full cocktail

service. The facility houses 26 flat screens for viewing sporting events, a dining area, indoor bar and an outdoor bar in the back with a raised DJ booth and fire pit.

ROBERT T. EGLET ADVOCACY CENTER



Photo courtesy of the city of Las Vegas

Address: 400 S. Seventh St.

Type: Law offices

Developer: Robert T. Eglet

Size: 46,000 sq. ft. and four stories, occupying 61 percent of building

Status: Projected to open in 2013

Construction Jobs Generated: 100

Permanent Jobs Generated: Unavailable

Total Project Cost: \$16 million

City of Las Vegas Investment: N/A

Website: N/A

Description: Robert T. Eglet's law offices will occupy approximately 61 percent of the space, with plans to occupy eighty percent of the building within three years.

SHOPPES AT LEWIS

Address: 321 Casino Center Blvd.

Type: Ground-floor retail

Developer: Oak Brook Realty & Investments

Size: 17,000 sq. ft.

Status: Various openings throughout 2013 and beyond

Construction Jobs Generated: 75

Permanent Jobs Generated: 45

Total Project Cost: \$1.5 million

City of Las Vegas Investment: Tenant referrals and Fast Track assistance

Website: N/A

Description: Promoted by creators as "an urban mall," this development offers 17,000 square feet for retail, law and bail bond offices, as well as a food court that includes outdoor seating. Anthony's Pizza opened in February 2013. Other tenants will open at various times.



Photo by Nancy Higgins

SIDEWALK INFILL PROJECT

Address: Specific Ward 3 and 5 areas in city of Las Vegas

Type: Sidewalk improvements in older urban neighborhoods

Developer: City of Las Vegas Neighborhood Development Division

Size: N/A

Status: Completion date anticipated mid-2013

Construction Jobs Generated: N/A

Permanent Jobs Generated: N/A

Total Project Cost: \$3 million (combination federal and local funds)

City of Las Vegas Investment: \$1.86 million

Website: N/A

Description: Urban area improvements include completion of unfinished sidewalks and replacement of damaged walkways. Work also includes installation of ADA-compliant sidewalk ramps, curbs and gutters where none previously existed. This work was funded through a Community Development Block Grant received from the Department of Housing and Urban Development.



Photo courtesy of city's Neighborhood Development Division

SLOTZILLA



Rendering courtesy of the Fremont Street Experience

Address: 425 Fremont St. @ Fremont Street Experience

Type: Permanent zip line ride

Developer: Skyline

Size: Covers five city blocks

Status: Projected opening in summer 2013

Construction Jobs Generated: 150

Permanent Jobs Generated: 100

Total Project Cost: \$11 million

City of Las Vegas Investment: N/A

Website: vegasexperience.com

Description: Due to immense popularity, a zip line will become a permanent fixture over the five-block Fremont Street Experience in downtown Las Vegas. Riders can zip along in a seated position or have the option of flying horizontally Superman-style. This project is being built by a Hawaii-based company called Skyline.

STITCH FACTORY (SEE ALSO DOWNTOWN PROJECT)



Photo courtesy of the Stitch Factory

Address: 300 Las Vegas Blvd. North
Type: Fashion design co-working space and fashion business incubator
Developer: Las Vegas Fashion Lab LLC
Size: 5,200 sq. ft.
Status: Opened Jan. 17, 2012
Construction Jobs Generated: 1
Permanent Jobs Generated: TBD
Total Project Cost: \$65,000
City of Las Vegas Investment: N/A
Website: stitchfactory.com
Description: Co-working and incubator space for fashion designers, the Stitch Factory offers industrial machines, dress forms and working tables. Also holds classes in design, photography, makeup, hair artistry and entrepreneurial ventures.

SWAG ANTIQUES

Address: 630 Las Vegas Blvd. South
Type: Antiques store
Developer: Shawn Zahnow
Size: 2,213 sq. ft.
Status: Opened in October 2012
Construction Jobs Generated: N/A
Permanent Jobs Generated: 1
Total Project Cost: Unavailable
City of Las Vegas Investment: N/A
Website: facebook.com/SwagAntiques
Description: A variety of antique and vintage items can be found here.



Photo by June Johns

SWEET SPOT CANDY SHOP

Address: 616-A Las Vegas Blvd.
Type: Candy shop
Developer: Paul Balikian & Barry Troller
Size: 700 sq. ft.
Status: Opened in November 2012
Construction Jobs Generated: 3
Permanent Jobs Generated: 1
Total Project Cost: \$15,000
City of Las Vegas Investment: N/A
Website: sweetspotcandyasvegas.com
Description: Located across Las Vegas Boulevard from the Graceland Wedding Chapel and decorated in a mid-20th century theme, this shop specializes in selling classic and retro candies, soda and ice cream.



Photo courtesy of Sweet Spot Candy Shop

SYMPHONY PARK™ MULTIUSE FACILITIES



Address: Parcel L in Symphony Park™
Type: Mixed-use development
Developer: Citra Real Estate Capital, LLC
Size: Combined 261,321 sq. ft.
Status: Under negotiations
Construction Jobs Generated: 449 (projected)
Permanent Jobs Generated: 892 (projected)
Total Project Cost: \$72 million
City of Las Vegas Investment: TBD
Website: None available at press time.
Description: Citra has expressed interest in developing a 160-bed, 75,000-square-foot skilled nursing facility; a 100-unit, 150,000-square-foot building offering independent-living senior housing; and a six-story (minimum), 50,000-square-foot

medical office and retail building including an onsite parking garage serving the three developments. It is anticipated that the skilled nursing facility and medical office/retail complex will be operated by Country Villa Health services, headquartered in Los Angeles. Another entity, subject to approval by the city, will operate the senior housing portion of the project.

SYMPHONY PARK™ PEDESTRIAN BRIDGE



Address: Connecting 500 S. Main St. parking garage with The Smith Center

Type: Pedestrian bridge

Developer: City of Las Vegas

Size: Bridge itself: 184 feet long and 12 feet wide with two spans. From garage to end of stair covering, entire length is 262 feet.

Status: Opened on May 29, 2013

Construction Jobs Generated: 150

Permanent Jobs Generated: N/A

Total Project Cost: \$4.5 million

City of Las Vegas Investment: \$400,000

Website: lasvegasnevada.gov

Description: A pedestrian bridge that spans the Union Pacific railroad tracks, connecting downtown and parking with The Smith Center for the Performing Arts and Symphony Park™. This pre-fabricated steel bridge connects the City Hall parking garage at 500 S. Main St. to The Smith Center's parking lot.

TAKE-TWO INTERACTIVE SOFTWARE, INC.

Address: 302 Carson Ave.

Type: Video game production quality assurance division

Developer: Take-Two Interactive Software, Inc.

Size: 25,000 sq. ft. space

Status: Moved to Las Vegas in 2013

Construction Jobs Generated: N/A

Permanent Jobs Generated: 150

Total Project Cost: \$5 million

City of Las Vegas Investment: \$247,000 in grant money if company meets employee hiring goal, 200 parking spaces (value: \$352,800), \$60,000 in grant money if 15 percent of employees are minorities, women, disabled or veterans. State incentives also provided.

Website: take2games.com

Description: Company produces top-selling video games such as "Grand Theft Auto" and "2K Sports." The business' quality assurance division was moved to Las Vegas from Northridge, Calif.



TIPSY TOTES

Address: 1039 S. Main St., Ste. 105
Type: Retail
Developer: Ursula Bettendorf
Size: 1,200 sq. ft.
Status: Opened in June 2012
Construction Jobs Generated: N/A
Permanent Jobs Generated: 4.5
Total Project Cost: \$3,000
City of Las Vegas Investment: N/A
Website: tipsytotes.com
Description: This specialty shop on downtown's Main Street sells wine accessories and jewelry.



Photo courtesy of the city of Las Vegas

VELVETEEN RABBIT

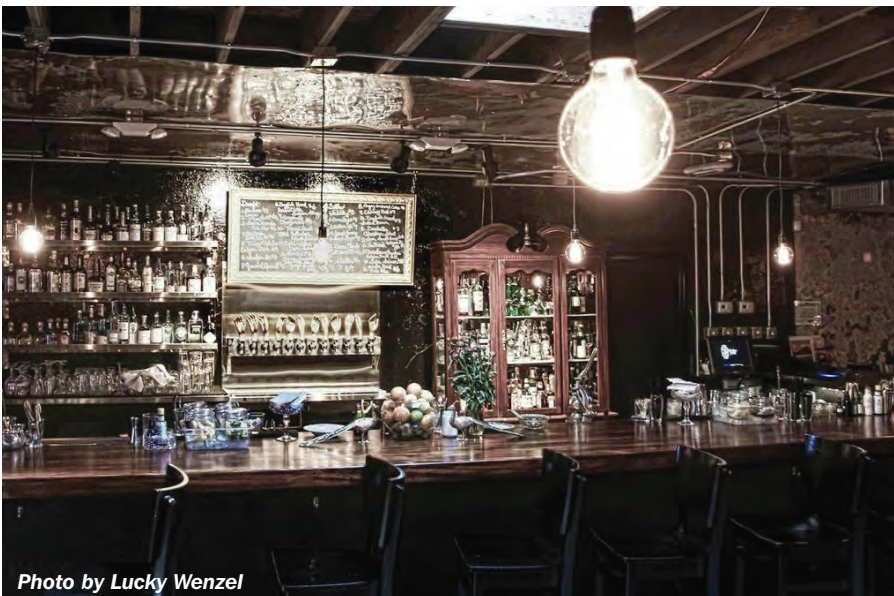


Photo by Lucky Wenzel

Address: 1218 S. Main St.
Type: Urban lounge
Developer: Velvet Teen Rabbit, LLC
Size: 1,800 sq. ft. inside, 1,000 sq. ft. on patio
Status: Opened May 3, 2013
Construction Jobs Generated: Unavailable
Permanent Jobs Generated: 9
Total Project Cost: \$273,500
City of Las Vegas Investment: \$25,000 in matching Visual Improvement Program grant funds and \$34,625 in Quick Start Program matching assistance. City also waived \$50,000 urban lounge license fee, since they are located in the arts district.
Website: facebook.com/velveteenrabbitlv
Description: An urban lounge in 18b, The

Las Vegas Arts District. Features a Victorian atmosphere that includes antiques, local art and music. Offers original and classic cocktails, as well as craft beer. This new lounge was built on property that was damaged by fire and had previously sat vacant.

WHITE CROSS MARKET



Photo by June Johns

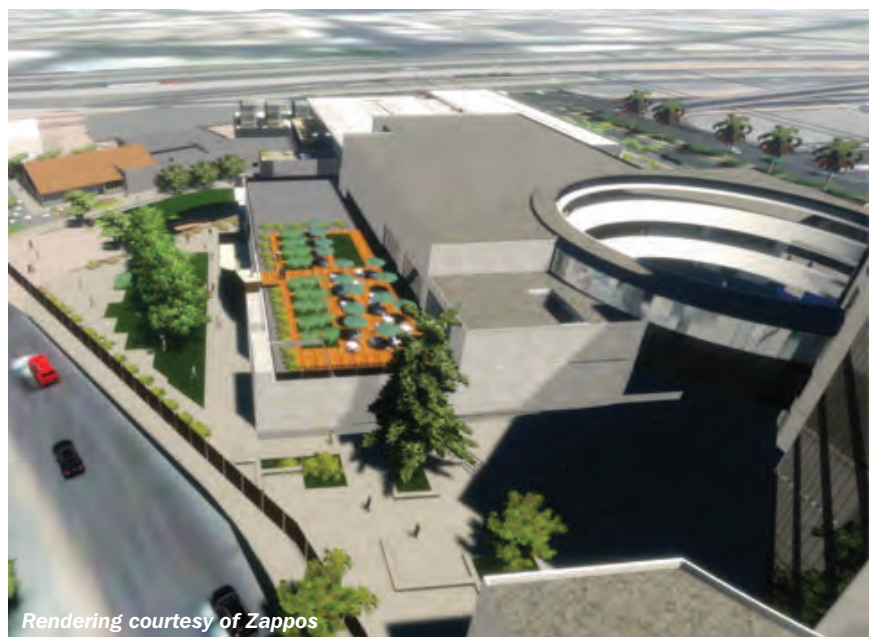


Photo by Nancy Higgins

Address: 1700 Las Vegas Blvd. South
Type: Grocery mart/convenience store
Developer: Rimon & Hikmat Hirmiz and James & Nick Shoshani
Size: 6,400 sq. ft.
Status: Opened July 20, 2013
Construction Jobs Generated: Unavailable
Permanent Jobs Generated: 15
Total Project Cost: \$400,000+
City of Las Vegas Investment: N/A
Website: N/A
Description: Assuming the space formerly occupied by White Cross Drugs (that closed in March 2012), is the new White Cross Market. This new downtown market is expected to complement the existing 1,200-square-foot Tiffany's Café. This new facility includes a deli, and is stocked with items such as fresh produce and craft beer.

ZAPPOS HEADQUARTERS

Address: 400 Stewart Ave. (leasing)
Type: Online retailer
Developer: Resort Gaming Group, Inc.
Size: 300,000 sq. ft., 10 floors
Status: Undergoing major renovations. Opening fall 2013.
Construction Jobs Generated: 200
Permanent Jobs Generated: 1,200
Total Project Cost: \$58 million (purchase price and renovations)
City of Las Vegas Investment: Sold former City Hall building at discounted price
Website: zappos.com
Description: Zappos made extensive renovations to the former Las Vegas City Hall building preparing for the 2013 relocation of their corporate headquarters. Zappos is one of the nation's most successful shoe and clothing retailers and is consistently voted as one of America's best work places. In addition, Zappos is striving for LEED (Leadership in Energy and Environmental Design) Silver certification, an internationally recognized standard for environmental friendliness.



Rendering courtesy of Zappos





Economic and Urban Development Department
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www.lvrda.org
www.facebook.com/lvbusiness

Las Vegas City Council: Mayor Carolyn G. Goodman • Mayor Pro Tem Stavros S. Anthony, Ward 4
Councilwoman Lois Tarkanian, Ward 1 • Councilman Steven D. Ross, Ward 6 • Councilman Ricki Y. Barlow, Ward 5
Councilman Bob Coffin, Ward 3 • Councilman Bob Beers, Ward 2
City Manager: Elizabeth N. Fretwell • **Deputy City Managers:** Orlando Sanchez, Scott D. Adams
Chief Officer, Internal Services: Mark R. Vincent • **Chief Officer, Public Safety:** Karen Coyne